

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)



Date of Issue:

Title Number: 91561.

Land Office Number: 391488

Land: PLOT NO. 8, 9 & 10 BLOCK 'D' AT NYERERE ROAD AREA IN TEMB
MUNICIPALITY

Term: NINETY NINE YEARS

Land Rent Assessment

ASSESSMENT DATE: 25-Sep-2017

ID: 251978

AREA: 3676 SQM

LAND RENT USE: Light Industrial

REGION: DAR ES SALAAM

LOCATION: Pugu Road Chang'ombe

OWNER: YU DACHUN

ADDRESS: 507 DAR-ES-SALAAM

NUMBER: 8,9 &10

LOT TYPE: Plot

DISTRICT: TEMEKE

BLOCK: -

| Last Pay Date | Balance | Interest | Total |
|---------------|---------------|-------------|--------------|
| 18-Sep-2017 | -26.00 | 0.00 | -26.00 |
| Total | -26.00 | 0.00 | -2.00 |

Issued By: aney asanterabi munuo

Certified as True Copy of the Original
Costancia Kadija
Advocate, Notary Public
& Commissioner for Oaths
Date: 13/12/25

TITLE NO. 91560
 REGISTERED 12/10/11
 AT 1:00 pm.

[Signature]

[Seal: LAND REGISTRY TANZANIA]

[Text: Survey Dept. Registrar of Titles]

Land Form No. 22

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs. 1,057 Paid

Receipt No. 42900564

of 21/06/2011

[Signature]

Stamp Duty Officer

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY
(Under Section 29)

Title No. 91561
 L.O. NO. 391488
 LD/TM/PR/D/8,9&10

The 19th day of September, Two thousand and eleven.

THIS IS TO CERTIFY that YU DACHUN of P. O. Box 507, DAR ES SALAAM (hereinafter called "the Occupier") is entitled to a Right of Occupancy (hereinafter called "the Right") in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of **ninety nine years** from the first day of **April, Two thousand and eleven** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

1. The Occupier having paid rent up to the thirtieth day of June 2011, shall thereafter pay rent of shillings **two hundred forty nine thousand nine hundred sixty eight (TShs. 249,968/=)** only a year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupiers shall:-
 - (i) Be responsible for the protection of all beacons on the land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.

Certified as True Copy of the Original
 Costancia Kanja
 Advocate, Notary Public
 & Commissioner for Oaths

Date 13/12/25

[Signature]

TANGANYIKA STAMP DUTY ACT

Stamp Duty Shs. 12,468 Paid

Receipt No. 42900568

of 21/06/2011

[Signature]

Stamp Duty Officer

- i. Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
- ii. Maintain on the buildings (hereinafter called "the buildings") in permanent materials designed for use in accordance with the conditions of the Right and which conform to the building line (if any) decided by the **Temeke Municipal Council** (hereinafter called "the Authority");
- iii. At all times during the term of the Right have on the land buildings as approved by the Authority and maintain them in good order and repair to the satisfaction of the Commissioner for Lands (hereinafter called "the Commissioner").

3. The Occupier shall further:-

- i. Make and maintain on the land throughout the term adequate arrangements for water supply drainage and disposal of trade refuse and effluent to the satisfaction of the Authority;
- ii. Make and keep all the buildings on the land rat-proof and carry out such measures as the Health Officer for the Authority may require for the purpose;
- iii. Provide and maintain on the land ablution facilities and take and maintain such hygienic measures as may be required by the said Health Officer;



4. The Occupier shall pay to the Minister on demand made by the Commissioner on his behalf:-
 - a) any further fees or stamp duties which may be discovered to be payable by the Occupier in connection with the Right;
 - b) An amount equal to any contribution in lieu of rates which may be payable by Government for the land during the term of the Right;
 - c) Such sum as the Commissioner shall assess as a proper share payable for the land of the cost of making up the road or improvement of same upon which the land fronts, abuts or adjoins, whether such demand is made before during or after such making or improvement thereof. This condition does not oblige the Government to make or improve roads.
5. **USER:** The land and the existing buildings erected thereon shall be maintained and the same shall be used for **Warehouse and Commercial** purposes only. **Use Group 'C' use class (e), Use Group 'D' class (b), Use Group 'G' use class (a) Use Group 'L' use class (a) and Use Group 'M' use class (C)** as defined in the Town and Country Planning (Use Classes) Regulations, 1960 as amended in 1993.
6. The Occupiers shall not assign the right within three years of the date hereof without the prior approval of the Commissioner.
7. The Occupiers shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
8. The President may revoke the Right for good cause or in Public interest.

TEMEKE MUNICIPALITY



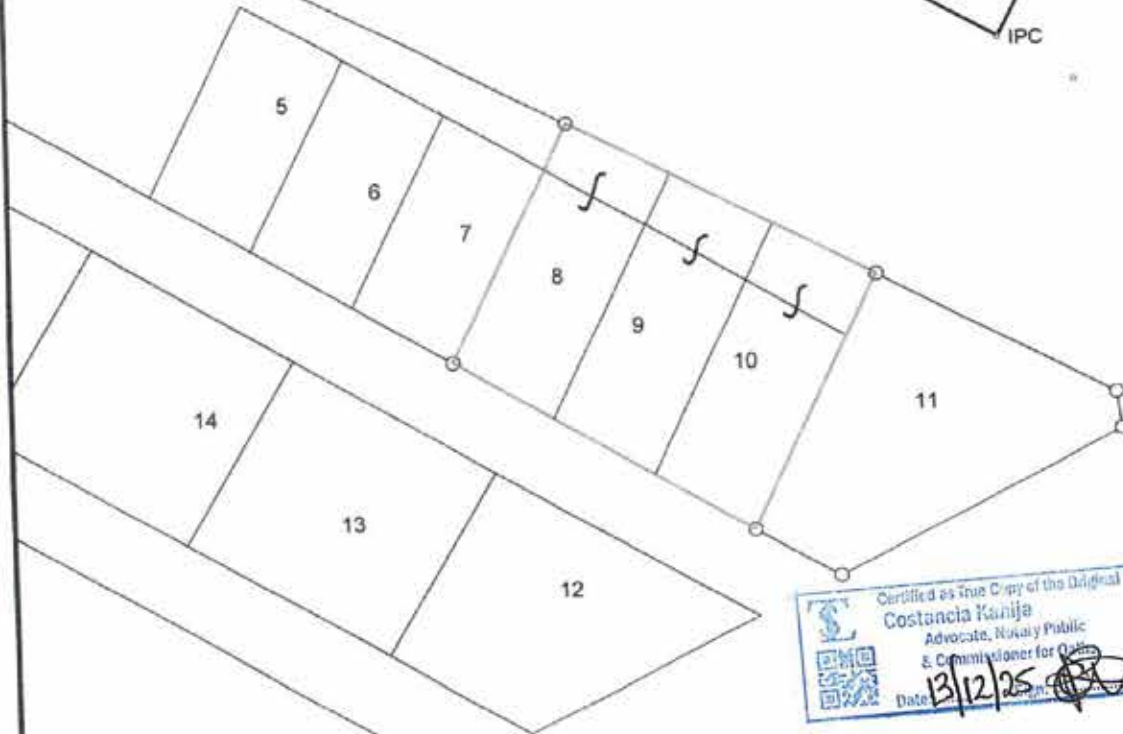
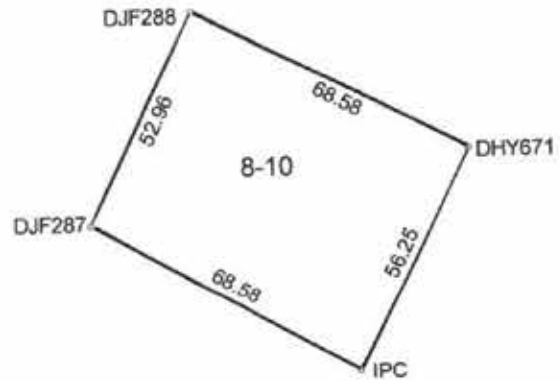
LOCATION NYERERE ROAD

BLOCK "D"

PLOT No. 8 - 10

L.O. No. 391488

AREA 3,676 Sqm/Sqft.



Certified as True Copy of the Original
Costancia Kanija
Advocate, Notary Public
& Commissioner for Oaths
Date 13/12/25

Nyerere Road

The issue of this plan implies no guarantee or admission of title by Government.

The plan prepared in accordance with registered Plan No. 66644 is approved for purpose of the Land Registration Ordinance.

Municipal Land Surveyor Date 2/6/2011
Temeke Municipal Council - Dar es Salaam.

SCHEDULE

ALL that land known as Plot No 8, 9 & 10 Block 'D' situated at Nyerere Road Area in Temeke Municipality containing three thousand six hundred seventy six (3676) square metres shown for identification only edged red on the plan attached to this Certificate and defined on the registered Survey Plan Numbered 66648 deposited at the Office of the Director for Surveys and Mapping at Dar es Salaam. ^{GN/1000} 4

GIVEN under my hand and official seal the day and year first above written.


Asst. COMMISSIONER FOR LANDS

I, the within named YU DACHUN hereby accept the terms and conditions contained in the foregoing Certificate of Occupancy:

SIGNED and DELIVERED by the said YU DACHUN who is known to me personally/identified to me by the latter being known to me personally in my presence this

day of June 22nd 2011.

(Witness's) Signature:.....

Postal address:.....

.....

Qualification:.....

Certified as True Copy of the Original
Costancia Kikijini
Advocate, Notary Public
& Commissioner for Oaths
Date: 13/12/25



